

WHS & HANMER SCHOOL BUILDING COMMITTEE

MEETING MINUTES

Monday, January 14, 2013

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman	X		
	Steven Barry	X		
	Daniel Camilliere	X		
	Frank Dellaripa	X		
	Diane Fitzpatrick, Clerk	X		
	Peter Gardow			X
Liaison Present	David Drake, Council Liaison	X		
	Mike Turner, Staff Liaison	X		
	John Cascio, Bd. Of Education	X left at 7:47		
Staff Present				
	Jeff Bridges, Town Manager	X		
	Mike Emmett, Supt. Schools	X		
	Tom Moore, WHS Principal	X		
	Fred Bushey, Dir of Maintenance	X		
	Lori Schroll, Administrative Analyst - Engineering	X		
	Sally Katz, Dir. Of Physical Services	X		
	Sue Smith, Finance Director			X
	Keith Rafaniello, Board of Ed			X
Guests Present	Rusty Malik, Quisenberry Arcari			X Part via phone
	Lorel H. Purcell, O&G Construction	X		
	Francine Maibauer , EnviroMed	X		
	John Luby, EnviroMed	X		
	Larry Cannon, EnviroMed	X		
	Aboud Abdelghani, EnviroMed	X		
	Chris Hoffman, Hartford Courant	X		

Call to Order: Chairwoman Fortunato called the meeting to order at 6:36p.m. in the Community Room, lower level of the Library.

1. Public Comments: None

2. Approval of Minutes:

Motion by Dan Camilliere seconded by Diane Fitzpatrick to approve the minutes of 12/10/12 Meeting. All present voted in favor

Christine Fortunato tabled the minutes of 12/17/12 Special Meeting the file sent was the incorrect file.

3. Correspondence: a. EnviroMed review of Phase 1 Env. Study & proposal for Phase 2 Study** -

Francine gave a detailed summary of her Phase 1 assessment. School was built in 1952, opened in 1953. Before it was a school it was an Apple Orchard, (wasn't confirmed by the Historical Society) Diane Fitzpatrick suggested contacting Ron Harris or Dave Anderson to find out if it was an orchard or not. There have been 7 spills reported to DEP, and an additional one, she could not find any closure reports on these spills. Francine recommends a Phase 2 study, using ground penetrating radar machines and plan on using a geo-probe 12/15 feet below, down to the bottom of the tank. Some of the questions this will answer are how much contamination is there; what are contaminants of concern? This process would take

approximately 30 days. The question was asked why 30 samples. Francine answered there are 5 boring samples at each of 3 tanks, with 2 samples per boring, groundwater level, bottom of the tank. They will not charge for 30 samples if they do not take 30 samples. She stated if she visually doesn't see anything she still takes a sample to double check herself.

Francine recommends a client retains an environmental lawyer to get certification the school is not an "establishment" that comes under the State statute. There would be a need for a Phase III if any contaminants are found in the Wetlands area.

b. EnviroMed proposals/budgets for Haz. Material testing** EnviroMed went over the proposals of additional testing they would like to do, due to the outcome of the original testing. Steve Barry asked how much has been billed already; the answer was about \$18,000 of the original \$45,000. Discussion ensued regarding the original samples and the area(s) that were tested. These additional proposals will test the rest of the building. Diane Fitzpatrick made a motion to discuss the proposals from EnviroMed in Executive Session, Frank Dellaripa seconded it, all present voted in favor. Christine stated that they will go into Executive Session at the end of the meeting and invited Town Staff, and O&G to be included. Christine Fortunato thanked EnviroMed for their presentation. EnviroMed left at 8:13 p.m.

- 4. Expenditures:**
- a. Benesch Engineers, Inv. 58542, Dec 7, 2012, \$ 1,050.00*
motion by Diane Fitzpatrick seconded by Steve Barry, all present voted in favor.
 - b. Benesch Engineers, Inv. 59177, Jan 4, 2013, \$ 5,250.0*
motion by Frank Dellaripa seconded by Steve Barry, all present voted in favor.
 - c. EnviroMed Services, Inv.13464, Dec 27, 2012, \$ 3,950.00*
motion by Diane Fitzpatrick seconded by Dan Camilliere, all present voted in favor.
 - d. Friar & Assoc., Inv. 3010-011A04, Jan 1, 2013, \$225.00*
motion by Frank Dellaripa seconded by Dan Camilliere all present voted in favor.
 - e. QA Architects, Inv. 5805, Dec 31, 2012, \$ 253,494.48
motion by Frank Dellaripa seconded by Steve Barry, all present voted in favor.
 - f. QA Architects, Inv. 5806, Dec 31, 2012, \$ 267.31
motion by Dan Camilliere seconded by Steve Barry, all present voted in favor.

3. Architect/CM Information:

- a. Architect discussion - discussion Planning & Zoning& Concept Site Plan H*-

P&Z had some concerns about the bottleneck they envision with parents and student traffic near the tennis courts. They had asked if the tennis courts could be moved. Feedback was received from Police and Fire marshal, and the Traffic Consultant. Quisenberry Arcari submitted Plan H, which is basically the same plan in terms of physical construction, but having the parents come off of Jay Street (with sidewalks extending down to Folly Brook Blvd) and the busses coming in through Wolcott Hill Road.

A meeting to discuss these changes was held on Friday and included the Committee Chairwoman, Mike Turner, Rusty Malik, Mike Emmett, Jeff Bridges, Fred Bushey and the Chair and Vice Chair of P&Z to see if any questions might arise at P&Z, these gentleman will support Plan H when it

goes before P&Z, if this Committee approves it. Questions were asked regarding parking spaces if there will still be additional; yes approximately 141 additional spaces are added. Also asked if the Fire Marshal and Police were on board, and they were, all that needed was the adjustment of the turning radius to accommodate the busses. The Fire Marshal was in support of keeping the 11 visitor spaces in front of building, it would ease congestion in the front of the school. Diane and Steve both commented that they like Plan H.

Diane Fitzpatrick made a motion to accept and recommend Site Plan H to P&Z for parking and traffic, Seconded by Steve Barry, all present voted in favor.

b. CM - discussion revised Budget 1-4-13*

Lorel Purcell from O&G went over the revised budget, cost reductions from the following items: plantings, colored concrete, light fixtures, phone system and tech budget. Still under budget, and still comfortable with contingency figures. The question was asked how much the new elevator would cost, approximately \$427,500. They did not reduce the generator size. As of right now Lorel said that budget wise we are ok.

Scheduling wise, construction may not start till August. They are still meeting regarding the phasing section, have 3 more meetings. Should have the hazardous materials survey by the end of the month. Site Utilities done. Construction documents are still with Rusty they are due February 11th. Stated that it was time to start thinking about hiring a Structural Engineer and looking into moving companies. Target Date of 3/11 for the approving of plans and an estimate to go to the Board of Education, which meet on 3/12 and has to be signed off before it goes to the State by 3/19/13.

The question was asked if school will be starting after Labor Day this year, Mike Emmett stated that no school is starting before Labor Day this year, but will start after Labor Day the 14/15 school year.

4. Old Business:

a. Committee Reports:

Site Work/Construction – No Report.

Communications – No Report, the next meeting of the Communication Committee is on 1-28-13.

Technology/Furniture- Discussion Culinary Arts– No Report

Energy – This sub-committee had tried to meet with the Stamford firm but hasn't been able to meet yet.

Finance – Meeting with O&G, cutting responsibly.

7. Old Business:

- a. Hanmer School Fire Alarm Project – Fred stated that they had a pre-construction meeting with Associated Electronics from East Hartford regarding the construction schedule, and schedule of values. They should start the project by 2/3/13 and actual construction should take about 1 ½ months and should come in under deadline of 4/15/13. It was asked if the Fire Marshal has been involved, Fred answered he had been a part of the meetings with Associated and will have to sign off on the Final Test.

8. New Business:

a. Architect discussion- Building Security***

Correspondence from Mr. Jackson, 36 Old Pepperidge Lane, to Mr. Bridges, regarding school security, having a crisis button at each teacher's desk that would also pinpoint where in the school they are located.

At this time a motion to go into Executive Session was made by Diane Fitzpatrick, seconded by Ed Brymer for the purpose of discussing school security and negotiating a contract with EnviroMed. All present voted in favor. Committee members, including Town Staff and Consultants present were included in this session. The committee went into Executive Session at 9:00 P.M.

At 10:10 a motion by Diane Fitzpatrick, seconded by Frank Dellaripa to come out of Executive Session, all present voted in favor. Note that No Motions or Votes were taken during Executive Session.

A motion to allow the Town Manager to negotiate with EnviroMed except for areas of concerns #4, 5 & 6 and not to exceed the amount of \$48,700 was made by Frank Dellaripa, seconded by Diane Fitzpatrick all present voted in favor.

A motion to allow the Town Manager to negotiate with the EnviroMed for PCB Air and Wipe Sampling not to exceed the amount of \$36,635, was made by Dan Camilliere, seconded by Frank Dellaripa, all present voted in favor.

Motion for the Town Manager to negotiate EnviroMed for Bulk Sampling Flooring and Vinyl Materials, not to exceed \$51,340, was made by Diane Fitzpatrick, seconded by Dan Camilliere, all present voted in favor.

Motion to use the \$15,000 already approved with the base contract, to be used for Sampling Paint, made by Frank Dellaripa, and seconded by Diane Fitzpatrick, all present voted in favor.

9. Adjourn:

Motion made by Dan Camilliere, seconded by Steve Barry to adjourn.
All present voted in favor.

Meeting adjourned at 10:15 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk

